HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

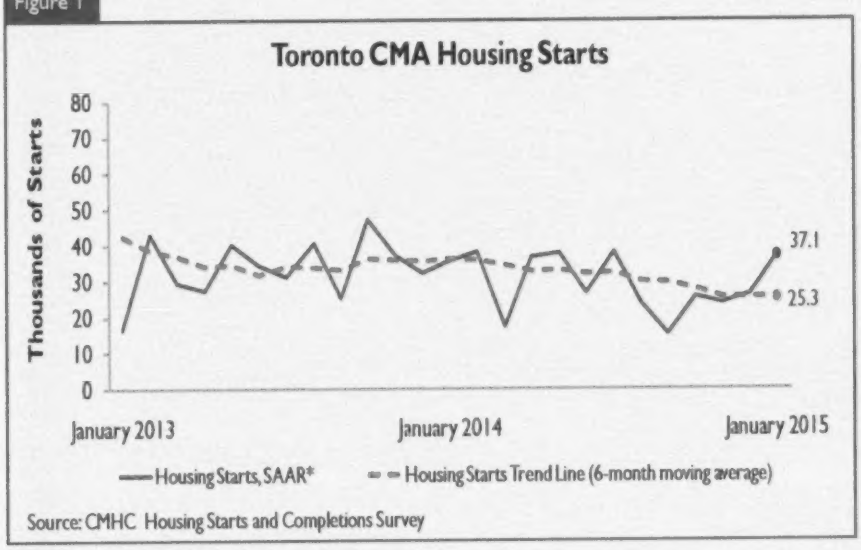
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2015

Highlights

- Total housing starts were stable in January
- The City of Toronto recorded the highest number of starts
- Existing home sales were virtually unchanged from the previous month

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

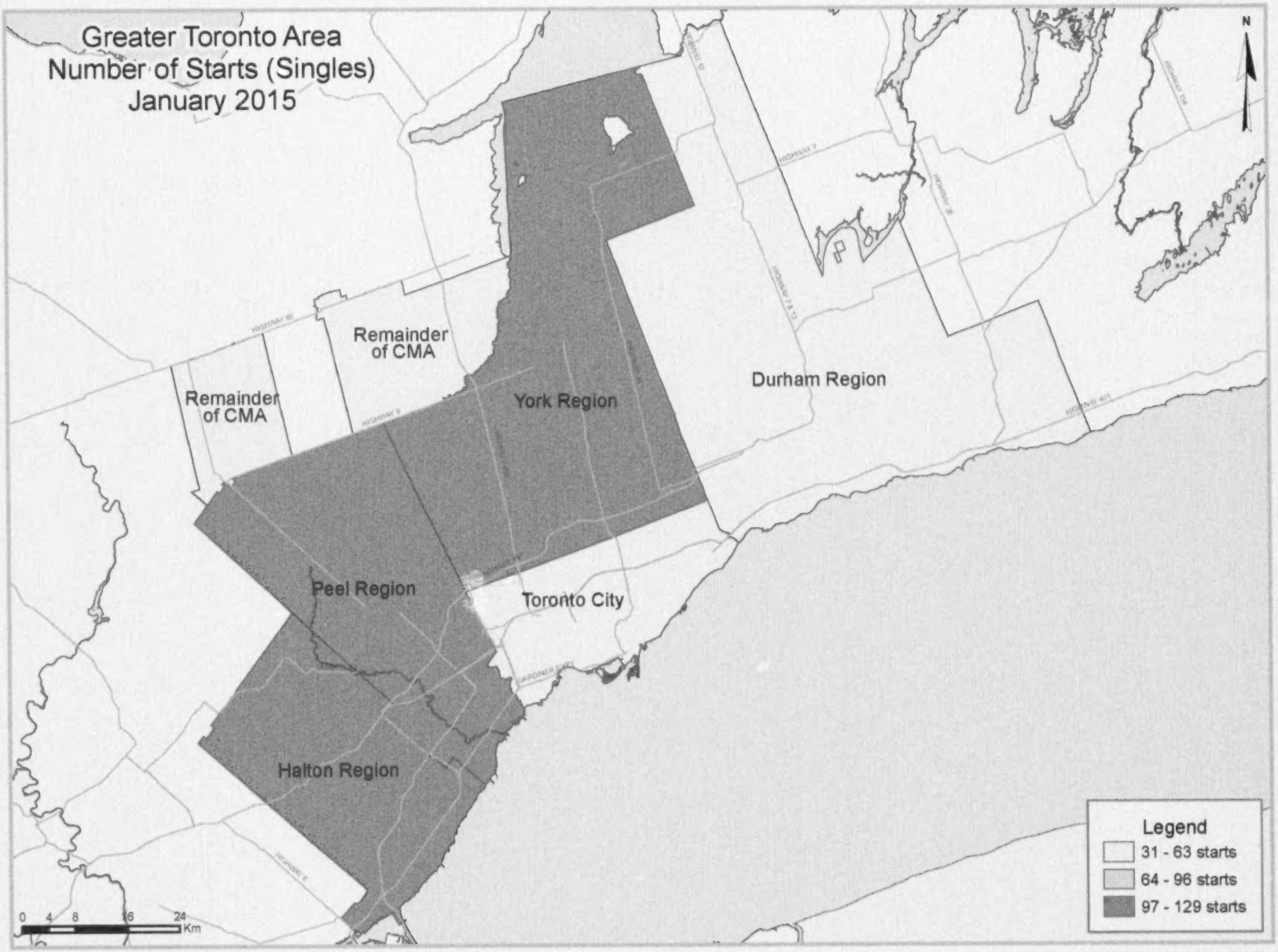
Housing starts in the Toronto Census Metropolitan Area (CMA) trended at 25,290 units in January compared to 25,480 in December 2014 according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

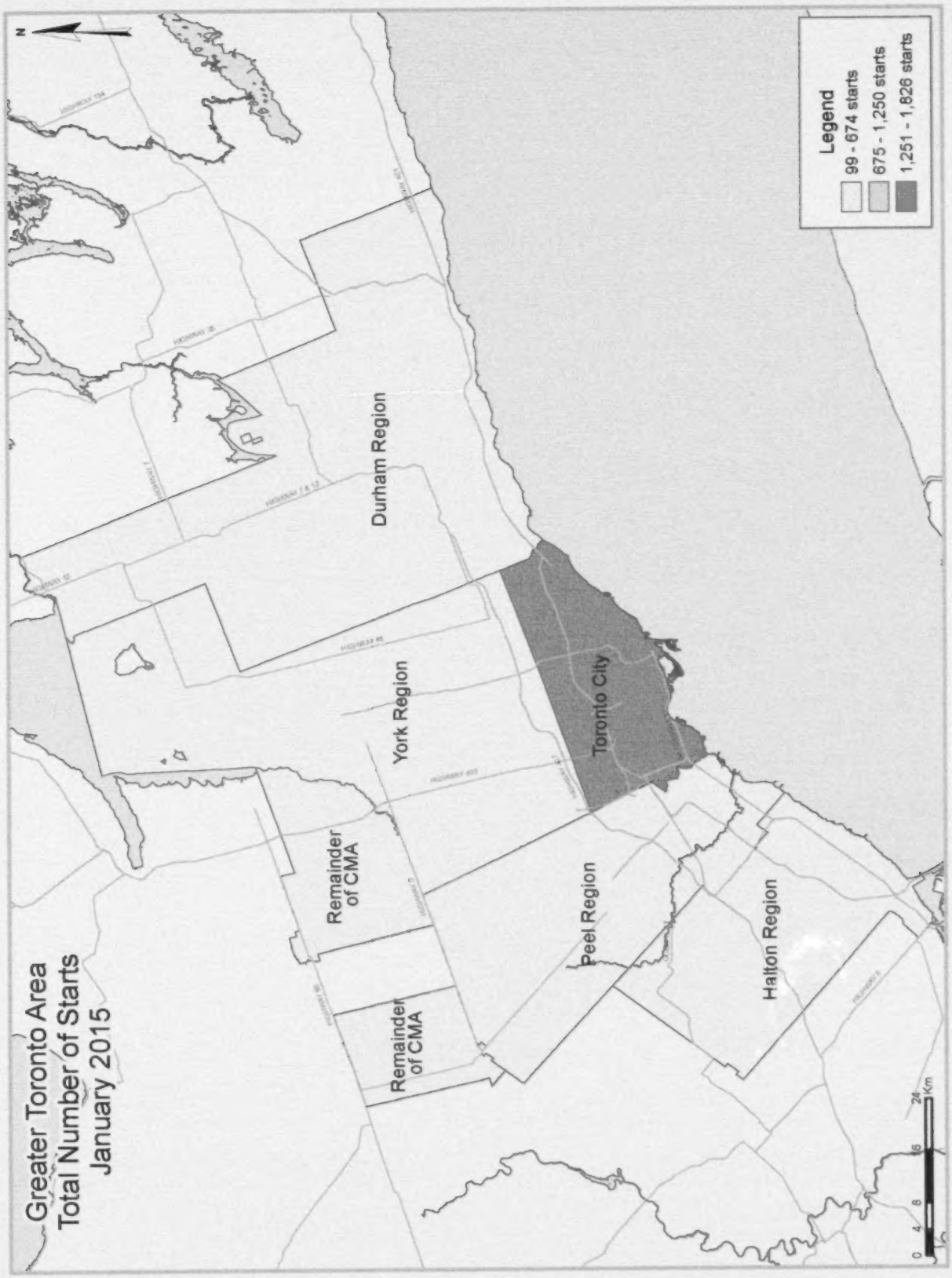
Toronto housing starts continued to trend at a similar level compared to the previous month. However, this masked an increase in condominium apartment starts that reached an eleven month high. This bounce back in high rise starts activity was expected due to an increase in pre-construction high-rise sales since mid-2013. This expectation results from the time lag between a project's sales launch and start of construction, which is approximately two years.

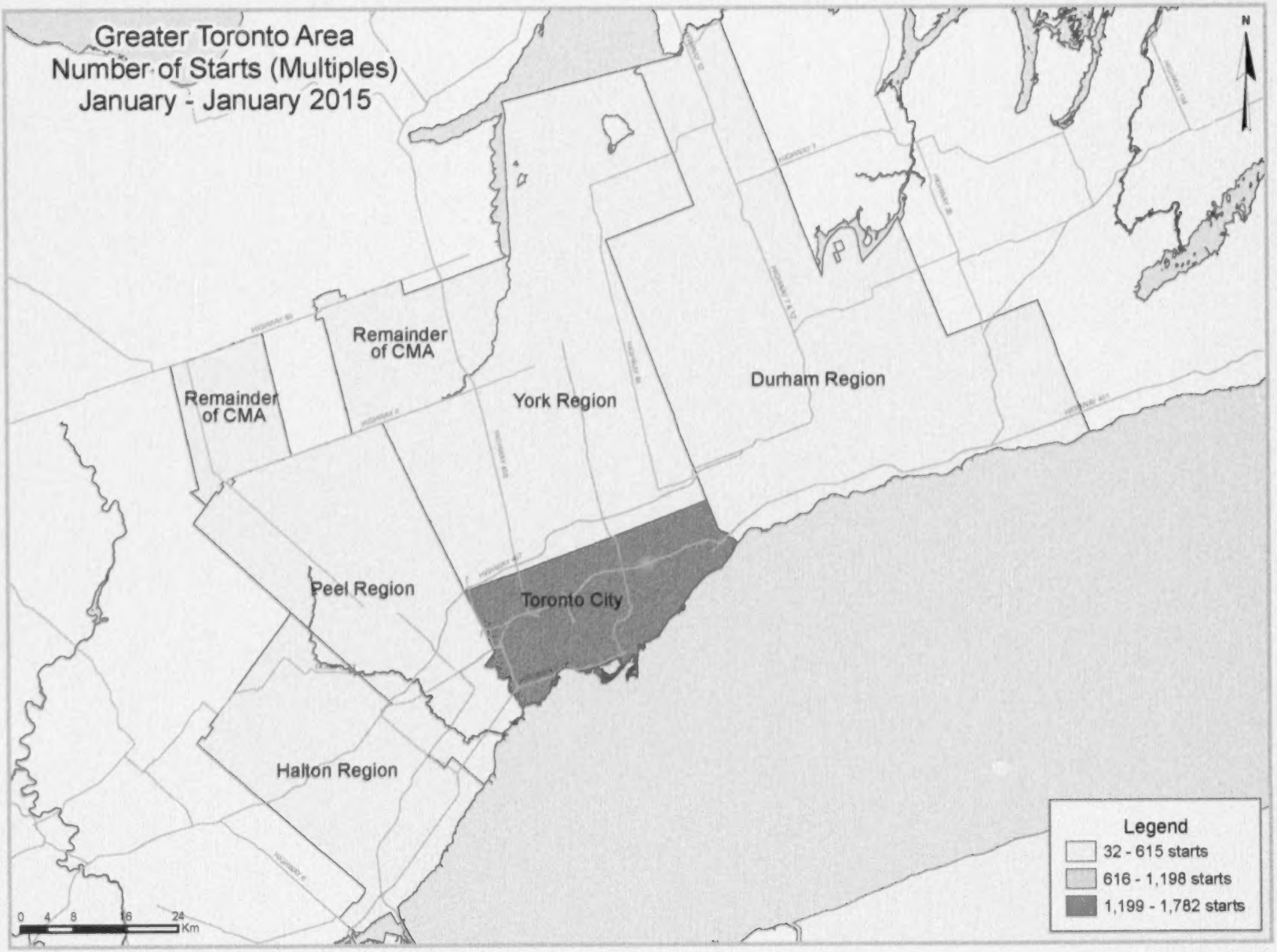
The City of Toronto recorded the highest number of starts in January, made up of mostly condominium apartments. The next highest level of starts was recorded in Vaughan, which saw the next largest number of condominium apartment units begin construction. This was followed by Brampton, which recorded the most single-detached home starts.

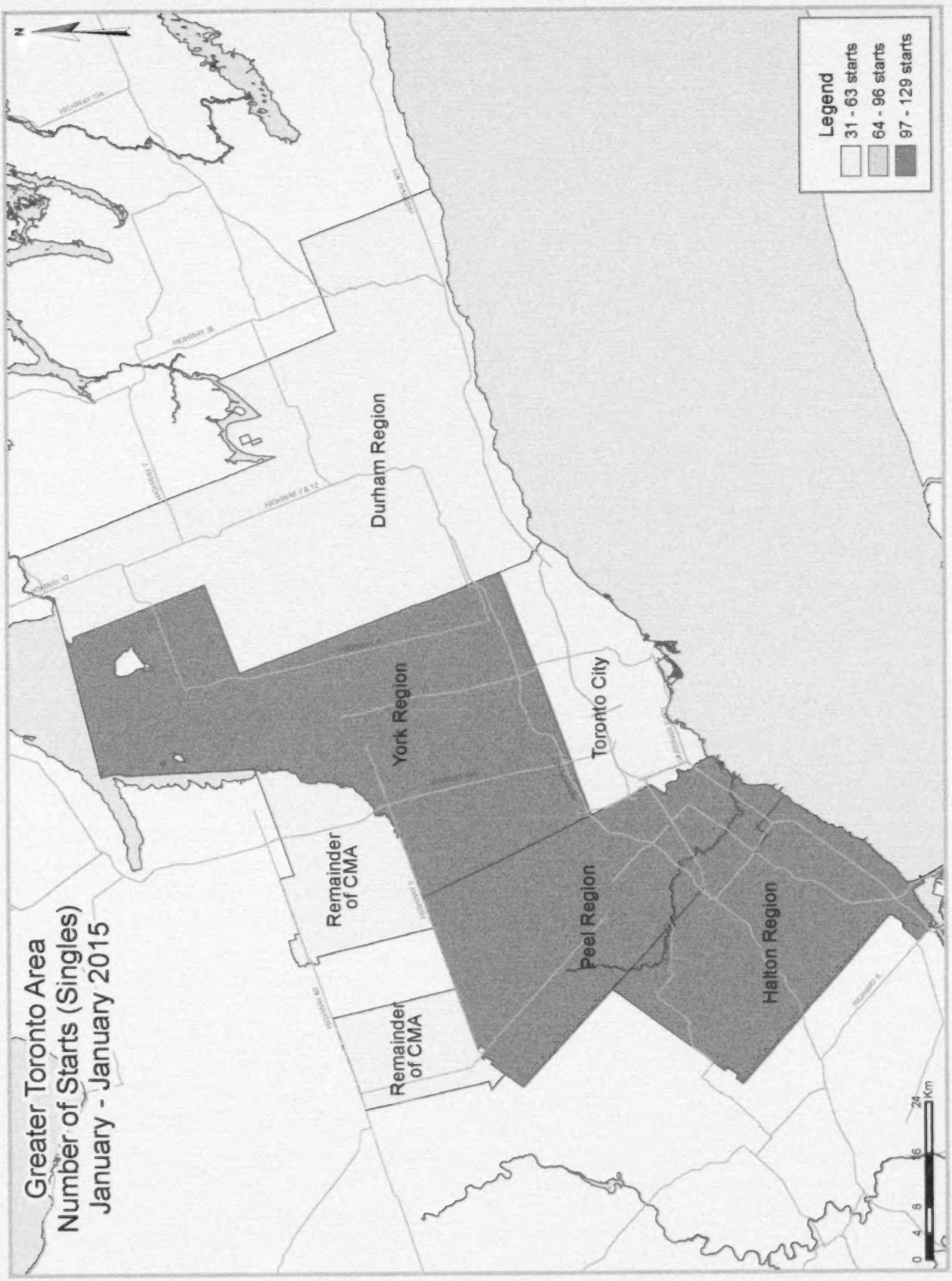
Toronto's existing home market remained relatively stable in January. The seasonally adjusted number of MLS® sales was virtually unchanged from the previous month to reach 7,666 units. The number of new listings increased by 1.9 per cent, which meant that buyers had more choice, and offered a glimmer of hope that some respite from the currently low number of active listings is on its way. In keeping with the trend of stability, the seasonally adjusted MLS® average price in January saw little change from last month and was down less than one per cent.

Greater Toronto Area
Number of Starts (Multiples)
January 2015
Legend
32 - 615 starts
616 - 1,198 starts
1,199 - 1,782 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24 Km


Greater Toronto Area
Number of Starts (Singles)
January 2015
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
31 - 63 starts
64 - 96 starts
97 - 129 starts
0 4 8 16 24
Km


Greater Toronto Area
Total Number of Starts
January 2015
Legend
99 - 674 starts
675 - 1,250 starts
1,251 - 1,826 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - January 2015
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
32 - 615 starts
616 - 1,198 starts
1,199 - 1,782 starts


Greater Toronto Area
Number of Starts (Singles)
January - January 2015
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64 - 96 starts
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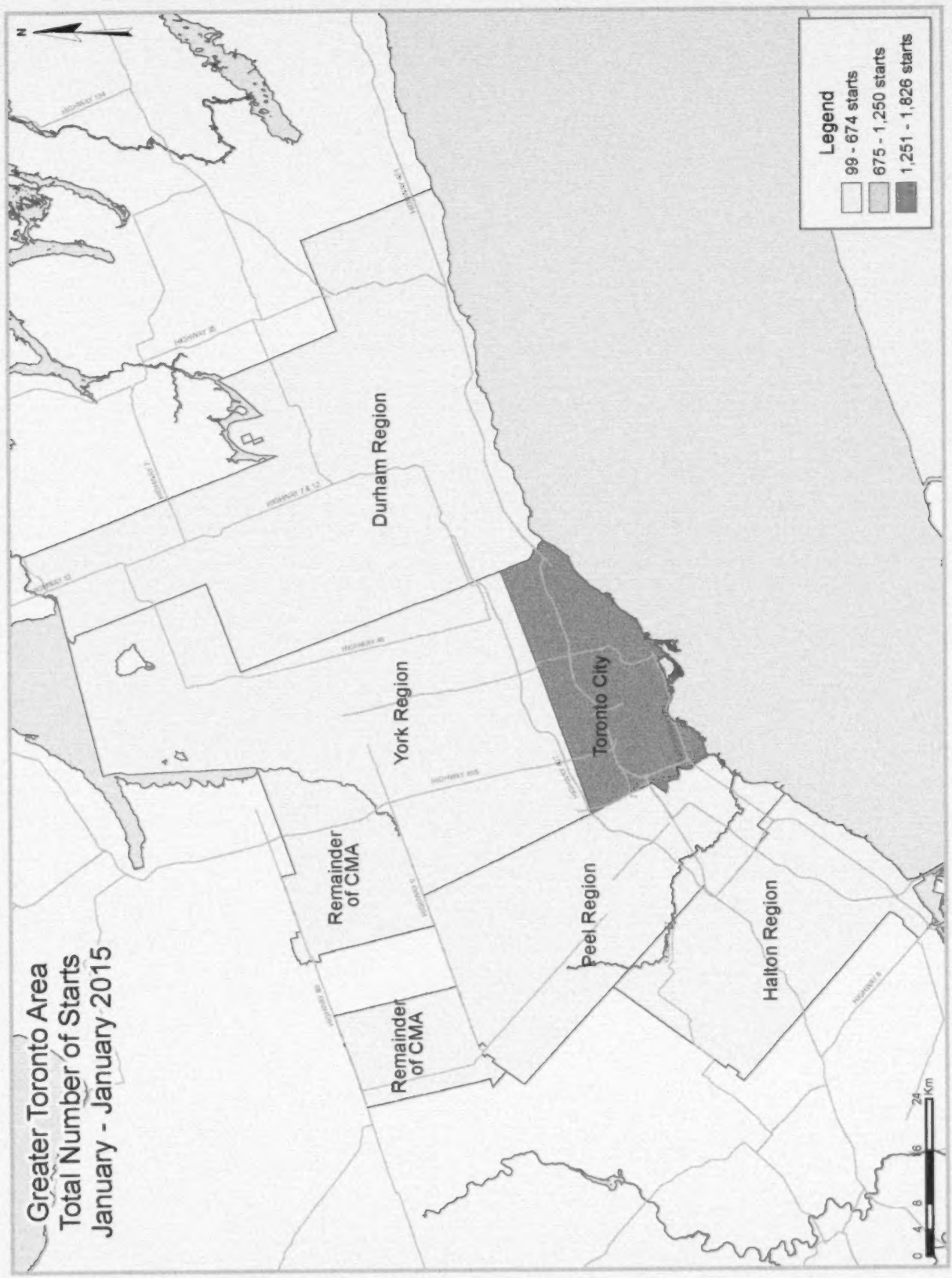
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - January 2015
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675 - 1,250 starts
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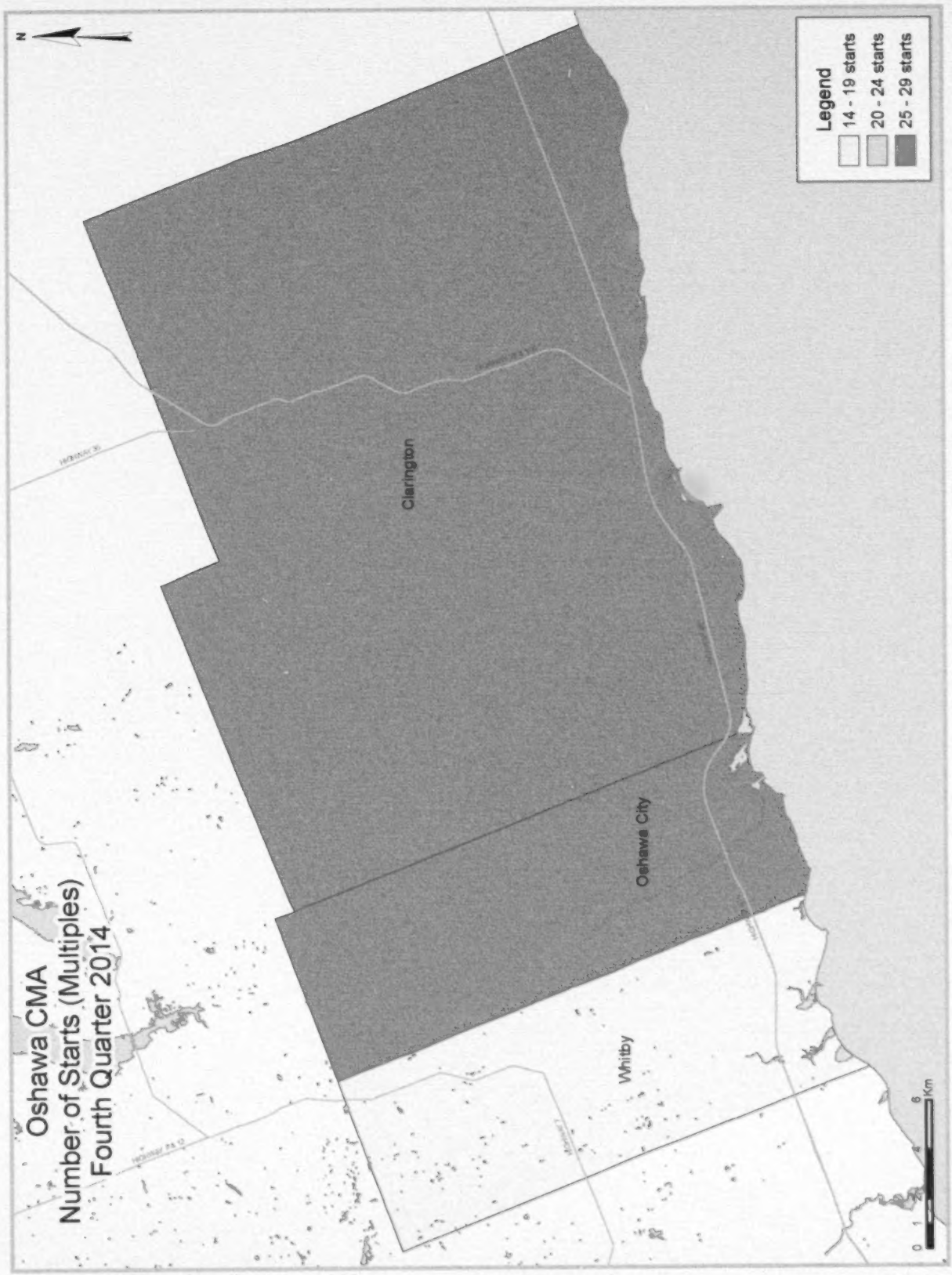
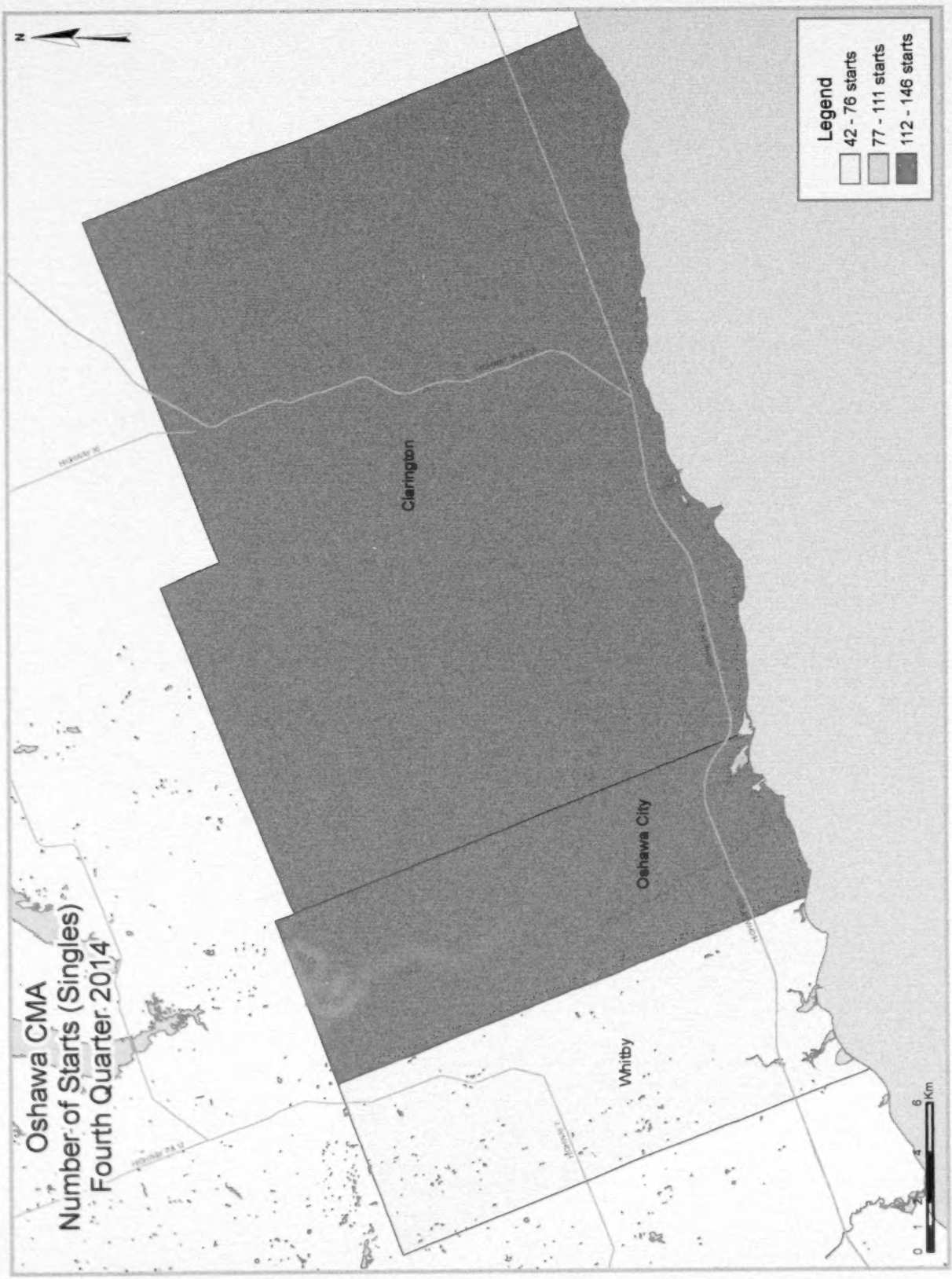
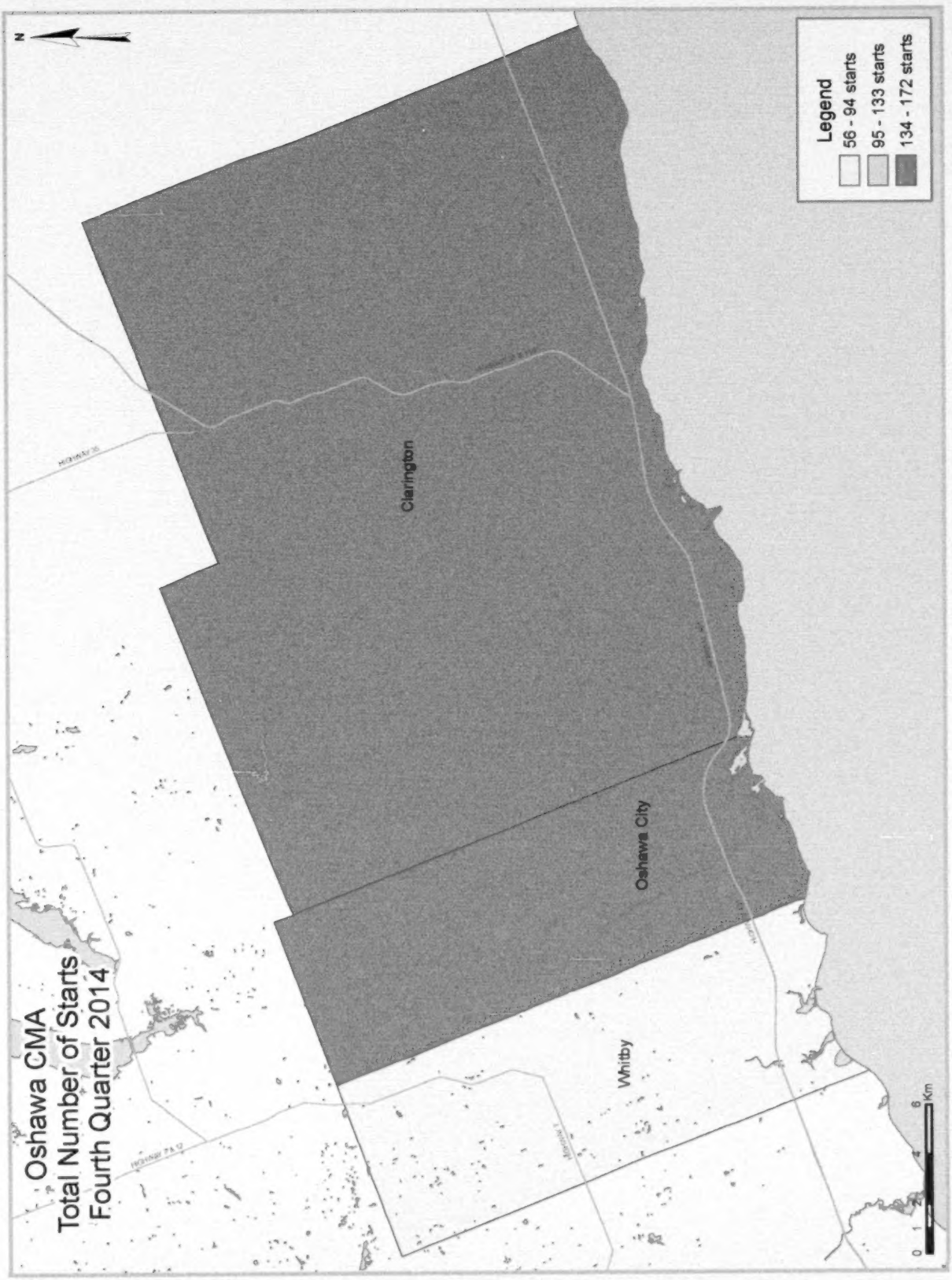
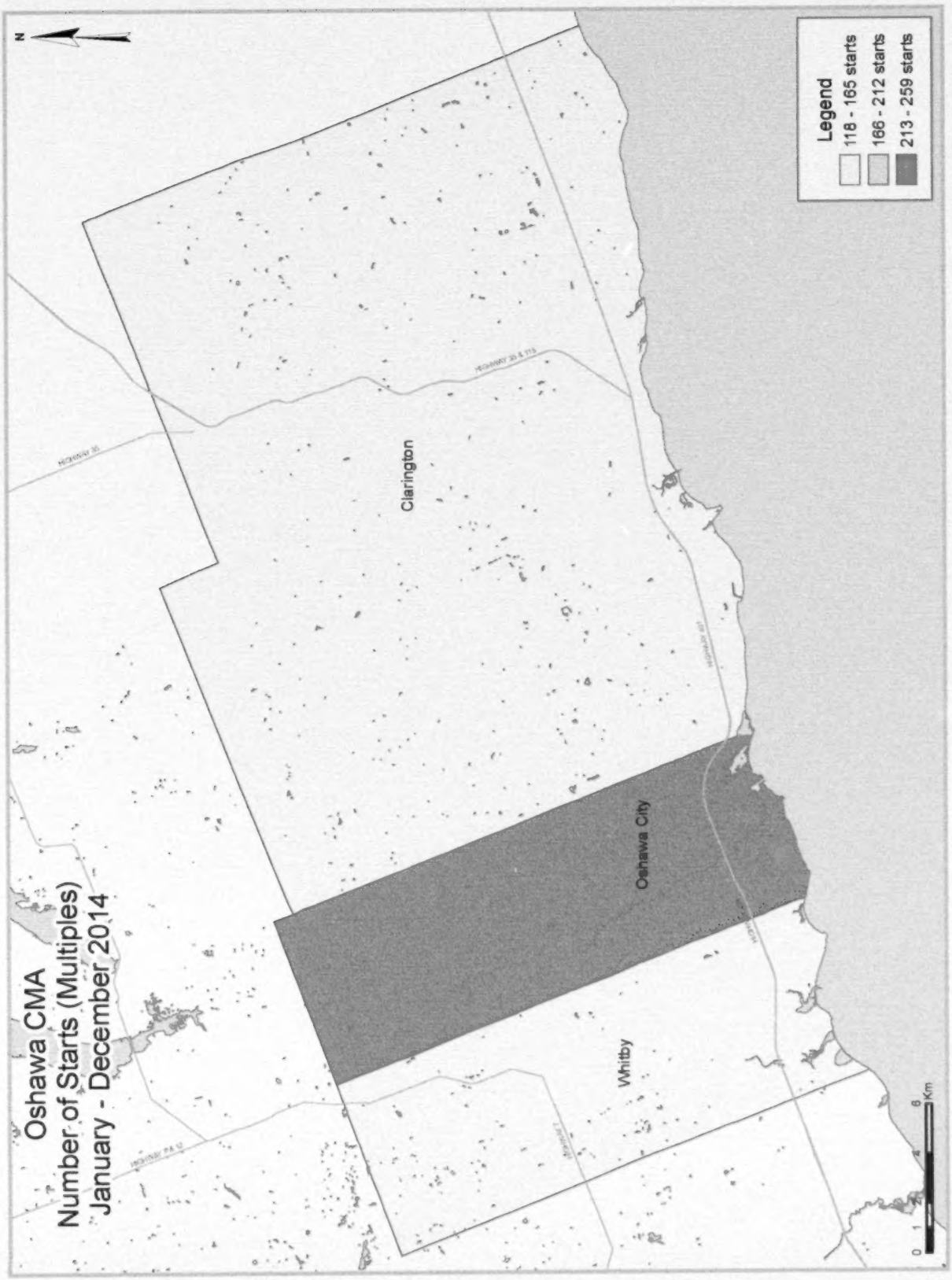
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2014
N
Legend
14 - 19 starts
20 - 24 starts
25 - 29 starts
Clarington
Oshawa City
Whitby
0
4
8
Km


Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2014
Legend
42 - 76 starts
77 - 111 starts
112 - 146 starts
N
Clarington
Oshawa City
Whitby
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
Fourth Quarter 2014
N
Legend
56 - 94 starts
95 - 133 starts
134 - 172 starts
Clarington
Oshawa City
Whitby
0
4
8
Km


Oshawa CMA
Number of Starts (Multiples)
January - December 2014
Legend
118 - 165 starts
166 - 212 starts
213 - 259 starts
N
Clarington
Oshawa City
Whitby
0
2
4
8
Km

Oshawa CMA
Number of Starts (Singles)
January - December 2014
Legend
155 - 282 starts
283 - 409 starts
410 - 536 starts
Clarington
Oshawa City
Whitby
N
0
4
8 Km

Oshawa CMA
Total Number of Starts
January - December 2014
Legend
273 - 418 starts
419 - 563 starts
564 - 709 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) January 2015		
Toronto CMA[1]	December 2014	January 2015
Trend[2]	25,480	25,290
SAAR	26,321	37,102
	January 2014	January 2015
Actual		
January - Single-Detached	623	440
January - Multiples	2,259	2,534
January - Total	2,882	2,974
January to January - Single-Detached	623	440
January to January - Multiples	2,259	2,534
January to January - Total	2,882	2,974

Table 1b: Housing Starts (SAAR and Trend) January 2015		
Oshawa CMA[1]	December 2014	January 2015
Trend[2]	1,612	1,911
SAAR	1,970	3,297
	January 2014	January 2015
Actual		
January - Single-Detached	45	38
January - Multiples	21	219
January - Total	66	257
January to January - Single-Detached	45	38
January to January - Multiples	21	219
January to January - Total	66	257

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2015	440	62	152	0	78	1,886	0	356	2,974
January 2014	620	52	246	3	90	1,660	0	211	2,882
% Change	-29.0	19.2	-38.2	-100.0	-13.3	13.6	n/a	68.7	3.2
Year-to-date 2015	440	62	152	0	78	1,886	0	356	2,974
Year-to-date 2014	620	52	246	3	90	1,660	0	211	2,882
% Change	-29.0	19.2	-38.2	-100.0	-13.3	13.6	n/a	68.7	3.2
UNDER CONSTRUCTION									
January 2015	6,687	1,130	2,582	20	917	45,419	8	3,389	60,152
January 2014	7,894	1,574	3,421	24	771	54,942	18	1,743	70,387
% Change	-15.3	-28.2	-24.5	-16.7	18.9	-17.3	-55.6	94.4	-14.5
COMPLETIONS									
January 2015	917	180	440	2	74	10,142	0	226	11,981
January 2014	632	156	248	1	9	318	0	177	1,541
% Change	45.1	15.4	77.4	100.0	**	**	n/a	27.7	**
Year-to-date 2015	917	180	440	2	74	10,142	0	226	11,981
Year-to-date 2014	632	156	248	1	9	318	0	177	1,541
% Change	45.1	15.4	77.4	100.0	**	**	n/a	27.7	**
COMPLETED & NOT ABSORBED									
January 2015	225	27	79	2	40	1,602	n/a	n/a	1,975
January 2014	147	14	90	0	12	989	n/a	n/a	1,252
% Change	53.1	92.9	-12.2	n/a	**	62.0	n/a	n/a	57.7
ABSORBED									
January 2015	908	180	436	0	62	9 457	n/a	n/a	11,043
January 2014	630	158	252	1	9	417	n/a	n/a	1,467
% Change	44.1	13.9	73.0	-100.0	**	**	n/a	n/a	**
Year-to-date 2015	908	180	436	0	62	9,457	n/a	n/a	11,043
Year-to-date 2014	630	158	252	1	9	417	n/a	n/a	1,467
% Change	44.1	13.9	73.0	-100.0	**	**	n/a	n/a	**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2015	38	0	9	0	8	0	0	202	257
January 2014	45	0	21	0	0	0	0	0	66
% Change	-15.6	n/a	-57.1	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2015	38	0	9	0	8	0	0	202	257
Year-to-date 2014	45	0	21	0	0	0	0	0	66
% Change	-15.6	n/a	-57.1	n/a	n/a	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
January 2015	607	2	124	0	104	0	4	454	1,295
January 2014	472	14	107	0	23	0	2	354	972
% Change	28.6	-85.7	15.9	n/a	**	n/a	100.0	28.2	33.2
COMPLETIONS									
January 2015	81	0	29	0	0	0	0	0	110
January 2014	58	4	6	0	12	0	0	0	80
% Change	39.7	-100.0	**	n/a	-100.0	n/a	n/a	n/a	37.5
Year-to-date 2015	81	0	29	0	0	0	0	0	110
Year-to-date 2014	58	4	6	0	12	0	0	0	80
% Change	39.7	-100.0	**	n/a	-100.0	n/a	n/a	n/a	37.5
COMPLETED & NOT ABSORBED									
January 2015	27	0	0	0	0	0	n/a	n/a	27
January 2014	4	0	0	0	1	0	n/a	n/a	5
% Change	**	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	**
ABSORBED									
January 2015	82	0	29	0	0	0	n/a	n/a	111
January 2014	60	4	7	0	11	0	n/a	n/a	82
% Change	36.7	-100.0	**	n/a	-100.0	n/a	n/a	n/a	35.4
Year-to-date 2015	82	0	29	0	0	0	n/a	n/a	111
Year-to-date 2014	60	4	7	0	11	0	n/a	n/a	82
% Change	36.7	-100.0	**	n/a	-100.0	n/a	n/a	n/a	35.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2015	459	36	128	0	77	1,886	0	558	3,144
January 2014	631	52	259	1	90	1,660	0	211	2,904
% Change	-27.3	-30.8	-50.6	-100.0	-14.4	13.6	n/a	164.5	8.3
Year-to-date 2015	459	36	128	0	77	1,886	0	558	3,144
Year-to-date 2014	631	52	259	1	90	1,660	0	211	2,904
% Change	-27.3	-30.8	-50.6	-100.0	-14.4	13.6	n/a	164.5	8.3
UNDER CONSTRUCTION									
January 2015	6,958	1,098	2,635	13	1,057	45,543	12	4,113	61,429
January 2014	8,014	1,534	3,339	11	830	55,378	20	2,404	71,530
% Change	-13.2	-28.4	-21.1	18.2	27.3	-17.8	-40.0	71.1	-14.1
COMPLETIONS									
January 2015	935	180	475	2	86	10,142	0	226	12,046
January 2014	670	160	254	0	29	318	0	177	1,608
% Change	39.6	12.5	87.0	n/a	196.6	**	n/a	27.7	**
Year-to-date 2015	935	180	475	2	86	10,142	0	226	12,046
Year-to-date 2014	670	160	254	0	29	318	0	177	1,608
% Change	39.6	12.5	87.0	n/a	196.6	**	n/a	27.7	**
COMPLETED & NOT ABSORBED									
January 2015	259	25	63	2	40	1,584	n/a	n/a	1,973
January 2014	160	12	74	0	15	971	n/a	n/a	1,232
% Change	61.9	108.3	-14.9	n/a	166.7	63.1	n/a	n/a	60.1
ABSORBED									
January 2015	923	180	471	0	74	9 457	n/a	n/a	11,105
January 2014	663	162	259	0	28	417	n/a	n/a	1,529
% Change	39.2	11.1	81.9	n/a	164.3	**	n/a	n/a	**
Year-to-date 2015	923	180	471	0	74	9,457	n/a	n/a	11,105
Year-to-date 2014	663	162	259	0	28	417	n/a	n/a	1,529
% Change	39.2	11.1	81.9	n/a	164.3	**	n/a	n/a	**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
January 2015	44	0	0	0	0	1,440	0	342	1,826
January 2014	27	6	12	1	9	1,259	0	211	1,525
York Region									
January 2015	117	0	31	0	62	350	0	0	560
January 2014	190	18	100	0	0	0	0	0	308
Peel Region									
January 2015	129	36	71	0	0	81	0	14	331
January 2014	127	24	27	0	75	253	0	0	506
Halton Region									
January 2015	115	0	17	0	0	15	0	0	147
January 2014	92	0	52	0	0	148	0	0	292
Durham Region									
January 2015	52	0	9	0	15	0	0	202	278
January 2014	191	4	68	0	6	0	0	0	269
Toronto CMA									
January 2015	440	62	152	0	78	1,886	0	356	2,974
January 2014	620	52	246	3	90	1,660	0	211	2,882
Oshawa CMA									
January 2015	38	0	9	0	8	0	0	202	257
January 2014	45	0	21	0	0	0	0	0	66
Greater Toronto Area									
January 2015	457	36	128	0	77	1,886	0	558	3,142
January 2014	627	52	259	1	90	1,660	0	211	2,900

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
January 2015	1,408	202	419	7	129	36,909	4	2,933	42,011
January 2014	1,499	194	494	9	303	43,912	10	1,640	48,061
York Region									
January 2015	1,873	236	899	6	217	5,600	0	237	9,068
January 2014	2,166	252	1,018	1	20	7,211	0	99	10,767
Peel Region									
January 2015	1,733	564	838	0	286	1,534	4	219	5,178
January 2014	2,494	1,002	981	1	237	2,607	8	4	7,334
Halton Region									
January 2015	875	54	236	0	233	1,500	0	270	3,168
January 2014	861	46	537	0	212	1,648	0	307	3,611
Durham Region									
January 2015	973	40	243	0	192	0	4	454	1,906
January 2014	913	40	309	0	58	0	2	354	1,676
Toronto CMA									
January 2015	6,687	1,130	2,582	20	917	45,419	8	3,389	60,152
January 2014	7,894	1,574	3,421	24	771	54,942	18	1,743	70,387
Oshawa CMA									
January 2015	607	2	124	0	104	0	4	454	1,295
January 2014	472	14	107	0	23	0	2	354	972
Greater Toronto Area									
January 2015	6,862	1,096	2,635	13	1,057	45,543	12	4,113	61,331
January 2014	7,933	1,534	3,339	11	830	55,378	20	2,404	71,449

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
January 2015	89	36	4	2	11	9,104	0	226	9,472
January 2014	67	2	18	0	0	318	0	177	582
York Region									
January 2015	339	44	218	0	8	587	0	0	1,196
January 2014	241	32	92	0	0	0	0	0	365
Peel Region									
January 2015	201	96	16	0	40	408	0	0	761
January 2014	267	112	81	0	9	0	0	0	469
Halton Region									
January 2015	130	4	178	0	12	43	0	0	367
January 2014	19	10	57	0	8	0	0	0	94
Durham Region									
January 2015	172	0	59	0	15	0	0	0	246
January 2014	70	4	6	0	12	0	0	0	92
Toronto CMA									
January 2015	917	180	440	2	74	10,142	0	226	11,981
January 2014	632	156	248	1	9	318	0	177	1,541
Oshawa CMA									
January 2015	81	0	29	0	0	0	0	0	110
January 2014	58	4	6	0	12	0	0	0	80
Greater Toronto Area									
January 2015	931	180	475	2	86	10,142	0	226	12,042
January 2014	664	160	254	0	29	318	0	177	1,602

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
January 2015	158	19	40	2	29	1,447	n/a	n/a	1,695
January 2014	99	2	60	0	10	850	n/a	n/a	1,021
York Region									
January 2015	44	6	19	0	11	137	n/a	n/a	217
January 2014	18	6	13	0	0	92	n/a	n/a	129
Peel Region									
January 2015	2	0	0	0	0	0	n/a	n/a	2
January 2014	8	2	1	0	2	25	n/a	n/a	38
Halton Region									
January 2015	22	0	0	0	0	0	n/a	n/a	22
January 2014	21	2	0	0	2	4	n/a	n/a	29
Durham Region									
January 2015	33	0	4	0	0	0	n/a	n/a	37
January 2014	14	0	0	0	1	0	n/a	n/a	15
Toronto CMA									
January 2015	225	27	79	2	40	1,602	n/a	n/a	1,975
January 2014	147	14	90	0	12	989	n/a	n/a	1,252
Oshawa CMA									
January 2015	27	0	0	0	0	0	n/a	n/a	27
January 2014	4	0	0	0	1	0	n/a	n/a	5
Greater Toronto Area									
January 2015	259	25	63	2	40	1,584	n/a	n/a	1,973
January 2014	160	12	74	0	15	971	n/a	n/a	1,232

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
January 2015	76	38	11	0	1	8,369	n/a	n/a	8,495
January 2014	74	4	17	0	0	417	n/a	n/a	512
York Region									
January 2015	341	42	207	0	6	635	n/a	n/a	1,231
January 2014	236	32	98	0	0	0	n/a	n/a	366
Peel Region									
January 2015	203	96	16	0	40	408	n/a	n/a	763
January 2014	262	112	80	0	9	0	n/a	n/a	463
Halton Region									
January 2015	127	4	178	0	12	45	n/a	n/a	366
January 2014	19	10	57	0	8	0	n/a	n/a	94
Durham Region									
January 2015	176	0	59	0	15	0	n/a	n/a	250
January 2014	72	4	7	0	11	0	n/a	n/a	94
Toronto CMA									
January 2015	908	180	436	0	62	9,457	n/a	n/a	11,043
January 2014	630	158	252	1	9	417	n/a	n/a	1,467
Oshawa CMA									
January 2015	82	0	29	0	0	0	n/a	n/a	111
January 2014	60	4	7	0	11	0	n/a	n/a	82
Greater Toronto Area									
January 2015	923	180	471	0	74	9,457	n/a	n/a	11,105
January 2014	663	162	259	0	28	417	n/a	n/a	1,529

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	% Change
Toronto City	44	28	0	6	0	21	1,782	1,470	1,826	1,525	19.7
Toronto	6	9	0	4	0	4	1,782	1,160	1,788	1,177	51.9
East York	2	0	0	2	0	0	0	0	2	2	0.0
Etobicoke	11	5	0	0	0	0	0	0	11	5	120.0
North York	16	11	0	0	0	9	0	310	16	330	-95.2
Scarborough	6	3	0	0	0	8	0	0	6	11	-45.5
York	3	0	0	0	0	0	0	0	3	0	n/a
York Region	117	190	0	18	93	100	350	0	560	308	81.8
Aurora	15	4	0	0	0	0	0	0	15	4	**
East Gwillimbury	22	7	0	0	0	6	0	0	22	13	69.2
Georgina Township	7	25	0	0	12	0	0	0	19	25	-24.0
King Township	29	24	0	0	4	0	0	0	33	24	37.5
Markham	9	22	0	18	0	53	0	0	9	93	-90.3
Newmarket	0	17	0	0	23	0	0	0	23	17	35.3
Richmond Hill	3	21	0	0	19	35	0	0	22	56	-60.7
Vaughan	26	51	0	0	35	6	350	0	411	57	**
Whitchurch-Stouffville	6	19	0	0	0	0	0	0	6	19	-68.4
Peel Region	129	127	36	24	28	102	138	253	331	506	-34.6
Brampton	77	98	28	10	0	7	138	103	243	218	11.5
Caledon	35	20	0	14	28	12	0	0	63	46	37.0
Mississauga	17	9	8	0	0	83	0	150	25	242	-89.7
Halton Region	115	92	0	0	17	52	15	148	147	292	-49.7
Burlington	10	0	0	0	0	0	0	0	10	0	n/a
Halton Hills	41	8	0	0	0	0	0	0	41	8	**
Milton	47	22	0	0	6	40	0	148	53	210	-74.8
Oakville	17	62	0	0	11	12	15	0	43	74	-41.9
Durham Region	54	195	0	4	24	74	202	0	280	273	2.6
Ajax	4	142	0	0	7	30	0	0	11	172	-93.6
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	16	26	0	0	17	21	0	0	33	47	-29.8
Oshawa	16	7	0	0	0	0	192	0	208	7	**
Pickering	8	3	0	4	0	23	0	0	8	30	-73.3
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	2	1	0	0	0	0	0	0	2	1	100.0
Whitby	6	12	0	0	0	0	10	0	16	12	33.3
Remainder of Toronto CMA	31	40	30	0	38	8	0	0	99	48	106.3
Bradford West Gwillimbury	5	8	2	0	6	0	0	0	13	8	62.5
Town of Mono	0	2	0	0	0	0	0	0	0	2	-100.0
New Tecumseth	20	29	28	0	27	0	0	0	75	29	158.6
Orangeville	6	1	0	0	5	8	0	0	11	9	22.2
Toronto CMA	440	623	66	52	183	336	2,285	1,871	2,974	2,882	3.2
Oshawa CMA	38	45	0	0	17	21	202	0	257	66	**
Greater Toronto Area (GTA)	459	632	36	52	162	349	2,487	1,871	3,144	2,904	8.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	44	28	0	6	0	21	1,782	1,470	1,826	1,525	19.7
Toronto	6	9	0	4	0	4	1,782	1,160	1,788	1,177	51.9
East York	2	0	0	2	0	0	0	0	2	2	0.0
Etobicoke	11	5	0	0	0	0	0	0	11	5	120.0
North York	16	11	0	0	0	9	0	310	16	330	-95.2
Scarborough	6	3	0	0	0	8	0	0	6	11	-45.5
York	3	0	0	0	0	0	0	0	3	0	n/a
York Region	117	190	0	18	93	100	350	0	560	308	81.8
Aurora	15	4	0	0	0	0	0	0	15	4	**
East Gwillimbury	22	7	0	0	0	6	0	0	22	13	69.2
Georgina Township	7	25	0	0	12	0	0	0	19	25	-24.0
King Township	29	24	0	0	4	0	0	0	33	24	37.5
Markham	9	22	0	18	0	53	0	0	9	93	-90.3
Newmarket	0	17	0	0	23	0	0	0	23	17	35.3
Richmond Hill	3	21	0	0	19	35	0	0	22	56	-60.7
Vaughan	26	51	0	0	35	6	350	0	411	57	**
Whitchurch-Stouffville	6	19	0	0	0	0	0	0	6	19	-68.4
Peel Region	129	127	36	24	28	102	138	253	331	506	-34.6
Brampton	77	98	28	10	0	7	138	103	243	218	11.5
Caledon	35	20	0	14	28	12	0	0	63	46	37.0
Mississauga	17	9	8	0	0	83	0	150	25	242	-89.7
Halton Region	115	92	0	0	17	52	15	148	147	292	-49.7
Burlington	10	0	0	0	0	0	0	0	10	0	n/a
Halton Hills	41	8	0	0	0	0	0	0	41	8	**
Milton	47	22	0	0	6	40	0	148	53	210	-74.8
Oakville	17	62	0	0	11	12	15	0	43	74	-41.9
Durham Region	54	195	0	4	24	74	202	0	280	273	2.6
Ajax	4	142	0	0	7	30	0	0	11	172	-93.6
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	16	26	0	0	17	21	0	0	33	47	-29.8
Oshawa	16	7	0	0	0	0	192	0	208	7	**
Pickering	8	3	0	4	0	23	0	0	8	30	-73.3
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	2	1	0	0	0	0	0	0	2	1	100.0
Whitby	6	12	0	0	0	0	10	0	16	12	33.3
Remainder of Toronto CMA	31	40	30	0	38	8	0	0	99	48	106.3
Bradford West Gwillimbury	5	8	2	0	6	0	0	0	13	8	62.5
Town of Mono	0	2	0	0	0	0	0	0	0	2	-100.0
New Tecumseth	20	29	28	0	27	0	0	0	75	29	158.6
Orangeville	6	1	0	0	5	8	0	0	11	9	22.2
Toronto CMA	440	623	66	52	183	336	2,285	1,871	2,974	2,882	3.2
Oshawa CMA	38	45	0	0	17	21	202	0	257	66	**
Greater Toronto Area (GTA)	459	632	36	52	162	349	2,487	1,871	3,144	2,904	8.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Toronto City	0	21	0	0	1,440	1,259	342	211
Toronto	0	4	0	0	1,440	949	342	211
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	9	0	0	0	310	0	0
Scarborough	0	8	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	93	100	0	0	350	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	0	53	0	0	0	0	0	0
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	19	35	0	0	0	0	0	0
Vaughan	35	6	0	0	350	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	28	102	0	0	124	253	14	0
Brampton	0	7	0	0	124	103	14	0
Caledon	28	12	0	0	0	0	0	0
Mississauga	0	83	0	0	0	150	0	0
Halton Region	17	52	0	0	15	148	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	6	40	0	0	0	148	0	0
Oakville	11	12	0	0	15	0	0	0
Durham Region	24	74	0	0	0	0	202	0
Ajax	7	30	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	17	21	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	192	0
Pickering	0	23	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	10	0
Remainder of Toronto CMA	38	8	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	27	0	0	0	0	0	0	0
Orangeville	5	8	0	0	0	0	0	0
Toronto CMA	183	336	0	0	1,929	1,660	356	211
Oshawa CMA	17	21	0	0	0	0	202	0
Greater Toronto Area (GTA)	162	349	0	0	1,929	1,660	558	211

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	0	21	0	0	1,440	1,259	342	211
Toronto	0	4	0	0	1,440	949	342	211
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	9	0	0	0	310	0	0
Scarborough	0	8	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	93	100	0	0	350	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	0	53	0	0	0	0	0	0
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	19	35	0	0	0	0	0	0
Vaughan	35	6	0	0	350	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	28	102	0	0	124	253	14	0
Brampton	0	7	0	0	124	103	14	0
Caledon	28	12	0	0	0	0	0	0
Mississauga	0	83	0	0	0	150	0	0
Halton Region	17	52	0	0	15	148	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	6	40	0	0	0	148	0	0
Oakville	11	12	0	0	15	0	0	0
Durham Region	24	74	0	0	0	0	202	0
Ajax	7	30	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	17	21	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	192	0
Pickering	0	23	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	10	0
Remainder of Toronto CMA	38	8	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	27	0	0	0	0	0	0	0
Orangeville	5	8	0	0	0	0	0	0
Toronto CMA	183	336	0	0	1,929	1,660	356	211
Oshawa CMA	17	21	0	0	0	0	202	0
Greater Toronto Area (GTA)	162	349	0	0	1,929	1,660	558	211

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Toronto City	44	45	1,440	1,269	342	211	1,826	1,525
Toronto	6	17	1,440	949	342	211	1,788	1,177
East York	2	2	0	0	0	0	2	2
Etobicoke	11	5	0	0	0	0	11	5
North York	16	10	0	320	0	0	16	330
Scarborough	6	11	0	0	0	0	6	11
York	3	0	0	0	0	0	3	0
York Region	148	308	412	0	0	0	560	308
Aurora	15	4	0	0	0	0	15	4
East Gwillimbury	22	13	0	0	0	0	22	13
Georgina Township	19	25	0	0	0	0	19	25
King Township	29	24	4	0	0	0	33	24
Markham	9	93	0	0	0	0	9	93
Newmarket	0	17	23	0	0	0	23	17
Richmond Hill	22	56	0	0	0	0	22	56
Vaughan	26	57	385	0	0	0	411	57
Whitchurch-Stouffville	6	19	0	0	0	0	6	19
Peel Region	236	178	81	328	14	0	331	506
Brampton	148	115	81	103	14	0	243	218
Caledon	63	46	0	0	0	0	63	46
Mississauga	25	17	0	225	0	0	25	242
Halton Region	132	144	15	148	0	0	147	292
Burlington	10	0	0	0	0	0	10	0
Halton Hills	41	8	0	0	0	0	41	8
Milton	53	62	0	148	0	0	53	210
Oakville	28	74	15	0	0	0	43	74
Durham Region	63	267	15	6	202	0	280	273
Ajax	4	172	7	0	0	0	11	172
Brock	1	2	0	0	0	0	1	2
Clarington	25	47	8	0	0	0	33	47
Oshawa	16	7	0	0	192	0	208	7
Pickering	8	24	0	6	0	0	8	30
Scugog	1	2	0	0	0	0	1	2
Uxbridge	2	1	0	0	0	0	2	1
Whitby	6	12	0	0	10	0	16	12
Remainder of Toronto CMA	90	46	9	2	0	0	99	48
Bradford West Gwillimbury	13	8	0	0	0	0	13	8
Town of Mono	0	0	0	2	0	0	0	2
New Tecumseth	71	29	4	0	0	0	75	29
Orangeville	6	9	5	0	0	0	11	9
Toronto CMA	654	918	1,964	1,753	356	211	2,974	2,882
Oshawa CMA	47	66	8	0	202	0	257	66
Greater Toronto Area (GTA)	623	942	1,963	1,751	558	211	3,144	2,904

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	44	45	1,440	1,269	342	211	1,826	1,525
Toronto	6	17	1,440	949	342	211	1,788	1,177
East York	2	2	0	0	0	0	2	2
Etobicoke	11	5	0	0	0	0	11	5
North York	16	10	0	320	0	0	16	330
Scarborough	6	11	0	0	0	0	6	11
York	3	0	0	0	0	0	3	0
York Region	148	308	412	0	0	0	560	308
Aurora	15	4	0	0	0	0	15	4
East Gwillimbury	22	13	0	0	0	0	22	13
Georgina Township	19	25	0	0	0	0	19	25
King Township	29	24	4	0	0	0	33	24
Markham	9	93	0	0	0	0	9	93
Newmarket	0	17	23	0	0	0	23	17
Richmond Hill	22	56	0	0	0	0	22	56
Vaughan	26	57	385	0	0	0	411	57
Whitchurch-Stouffville	6	19	0	0	0	0	6	19
Peel Region	236	178	81	328	14	0	331	506
Brampton	148	115	81	103	14	0	243	218
Caledon	63	46	0	0	0	0	63	46
Mississauga	25	17	0	225	0	0	25	242
Halton Region	132	144	15	148	0	0	147	292
Burlington	10	0	0	0	0	0	10	0
Halton Hills	41	8	0	0	0	0	41	8
Milton	53	62	0	148	0	0	53	210
Oakville	28	74	15	0	0	0	43	74
Durham Region	63	267	15	6	202	0	280	273
Ajax	4	172	7	0	0	0	11	172
Brock	1	2	0	0	0	0	1	2
Clarington	25	47	8	0	0	0	33	47
Oshawa	16	7	0	0	192	0	208	7
Pickering	8	24	0	6	0	0	8	30
Scugog	1	2	0	0	0	0	1	2
Uxbridge	2	1	0	0	0	0	2	1
Whitby	6	12	0	0	10	0	16	12
Remainder of Toronto CMA	90	46	9	2	0	0	99	48
Bradford West Gwillimbury	13	8	0	0	0	0	13	8
Town of Mono	0	0	0	2	0	0	0	2
New Tecumseth	71	29	4	0	0	0	75	29
Orangeville	6	9	5	0	0	0	11	9
Toronto CMA	654	918	1,964	1,753	356	211	2,974	2,882
Oshawa CMA	47	66	8	0	202	0	257	66
Greater Toronto Area (GTA)	623	942	1,963	1,751	558	211	3,144	2,904

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	% Change
Toronto City	91	67	36	2	15	18	9,330	495	9,472	582	**
Toronto	16	20	20	0	4	4	5,661	495	5,701	519	**
East York	0	3	0	0	0	0	0	0	0	3	-100.0
Etobicoke	16	10	0	2	0	0	597	0	613	12	**
North York	56	21	2	0	0	0	2,858	0	2,916	21	**
Scarborough	1	13	12	0	11	14	214	0	238	27	**
York	2	0	2	0	0	0	0	0	4	0	n/a
York Region	339	241	44	32	226	92	587	0	1,196	365	**
Aurora	34	0	0	0	0	0	0	0	34	0	n/a
East Gwillimbury	2	5	0	2	0	0	0	0	2	7	-71.4
Georgina Township	25	13	0	0	6	6	0	0	31	19	63.2
King Township	18	38	0	0	0	7	0	0	18	45	-60.0
Markham	100	63	36	20	99	32	0	0	235	115	104.3
Newmarket	5	42	0	8	0	0	0	0	5	50	-90.0
Richmond Hill	42	29	0	0	95	26	125	0	262	55	**
Vaughan	87	36	8	2	26	14	462	0	583	52	**
Whitchurch-Stouffville	26	15	0	0	0	7	0	0	26	22	18.2
Peel Region	201	267	96	112	56	90	408	0	761	469	62.3
Brampton	158	225	96	54	0	81	103	0	357	360	-0.8
Caledon	24	20	0	0	16	0	0	0	40	20	100.0
Mississauga	19	22	0	58	40	9	305	0	364	89	**
Halton Region	130	19	4	10	190	65	43	0	367	94	**
Burlington	11	7	0	0	18	8	0	0	29	15	93.3
Halton Hills	2	2	0	0	0	0	0	0	2	2	0.0
Milton	37	0	4	10	43	57	0	0	84	67	25.4
Oakville	80	10	0	0	129	0	43	0	252	10	**
Durham Region	176	76	0	4	74	18	0	0	250	98	155.1
Ajax	85	6	0	0	45	0	0	0	130	6	**
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	47	19	0	4	17	6	0	0	64	29	120.7
Oshawa	21	20	0	0	12	0	0	0	33	20	65.0
Pickering	4	4	0	0	0	0	0	0	4	4	0.0
Scugog	3	5	0	0	0	0	0	0	3	5	-40.0
Uxbridge	2	2	0	0	0	0	0	0	2	2	0.0
Whitby	13	19	0	0	0	12	0	0	13	31	-58.1
Remainder of Toronto CMA	78	34	0	0	0	0	0	0	78	34	129.4
Bradford West Gwillimbury	30	18	0	0	0	0	0	0	30	18	66.7
Town of Mono	37	1	0	0	0	0	0	0	37	1	**
New Tecumseth	9	12	0	0	0	0	0	0	9	12	-25.0
Orangeville	2	3	0	0	0	0	0	0	2	3	-33.3
Toronto CMA	919	633	180	156	514	257	10,368	495	11,981	1,541	**
Oshawa CMA	81	58	0	4	29	18	0	0	110	80	37.5
Greater Toronto Area (GTA)	937	670	180	160	561	283	10,368	495	12,046	1,608	**

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	91	67	36	2	15	18	9,330	495	9,472	582	**
Toronto	16	20	20	0	4	4	5,661	495	5,701	519	**
East York	0	3	0	0	0	0	0	0	0	3	-100.0
Etobicoke	16	10	0	2	0	0	597	0	613	12	**
North York	56	21	2	0	0	0	2,858	0	2,916	21	**
Scarborough	1	13	12	0	11	14	214	0	238	27	**
York	2	0	2	0	0	0	0	0	4	0	n/a
York Region	339	241	44	32	226	92	587	0	1,196	365	**
Aurora	34	0	0	0	0	0	0	0	34	0	n/a
East Gwillimbury	2	5	0	2	0	0	0	0	2	7	-71.4
Georgina Township	25	13	0	0	6	6	0	0	31	19	63.2
King Township	18	38	0	0	0	7	0	0	18	45	-60.0
Markham	100	63	36	20	99	32	0	0	235	115	104.3
Newmarket	5	42	0	8	0	0	0	0	5	50	-90.0
Richmond Hill	42	29	0	0	95	26	125	0	262	55	**
Vaughan	87	36	8	2	26	14	462	0	583	52	**
Whitchurch-Stouffville	26	15	0	0	0	7	0	0	26	22	18.2
Peel Region	201	267	96	112	56	90	408	0	761	469	62.3
Brampton	158	225	96	54	0	81	103	0	357	360	-0.8
Caledon	24	20	0	0	16	0	0	0	40	20	100.0
Mississauga	19	22	0	58	40	9	305	0	364	89	**
Halton Region	130	19	4	10	190	65	43	0	367	94	**
Burlington	11	7	0	0	18	8	0	0	29	15	93.3
Halton Hills	2	2	0	0	0	0	0	0	2	2	0.0
Milton	37	0	4	10	43	57	0	0	84	67	25.4
Oakville	80	10	0	0	129	0	43	0	252	10	**
Durham Region	176	76	0	4	74	18	0	0	250	98	155.1
Ajax	85	6	0	0	45	0	0	0	130	6	**
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	47	19	0	4	17	6	0	0	64	29	120.7
Oshawa	21	20	0	0	12	0	0	0	33	20	65.0
Pickering	4	4	0	0	0	0	0	0	4	4	0.0
Scugog	3	5	0	0	0	0	0	0	3	5	-40.0
Uxbridge	2	2	0	0	0	0	0	0	2	2	0.0
Whitby	13	19	0	0	0	12	0	0	13	31	-58.1
Remainder of Toronto CMA	78	34	0	0	0	0	0	0	78	34	129.4
Bradford West Gwillimbury	30	18	0	0	0	0	0	0	30	18	66.7
Town of Mono	37	1	0	0	0	0	0	0	37	1	**
New Tecumseth	9	12	0	0	0	0	0	0	9	12	-25.0
Orangeville	2	3	0	0	0	0	0	0	2	3	-33.3
Toronto CMA	919	633	180	156	514	257	10,368	495	11,981	1,541	**
Oshawa CMA	81	58	0	4	29	18	0	0	110	80	37.5
Greater Toronto Area (GTA)	937	670	180	160	561	283	10,368	495	12,046	1,608	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Toronto City	15	18	0	0	9,104	318	226	177
Toronto	4	4	0	0	5,619	318	42	177
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	597	0	0	0
North York	0	0	0	0	2,858	0	0	0
Scarborough	11	14	0	0	30	0	184	0
York	0	0	0	0	0	0	0	0
York Region	226	92	0	0	587	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	6	0	0	0	0	0	0
King Township	0	7	0	0	0	0	0	0
Markham	99	32	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	95	26	0	0	125	0	0	0
Vaughan	26	14	0	0	462	0	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	56	90	0	0	408	0	0	0
Brampton	0	81	0	0	103	0	0	0
Caledon	16	0	0	0	0	0	0	0
Mississauga	40	9	0	0	305	0	0	0
Halton Region	190	65	0	0	43	0	0	0
Burlington	18	8	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	43	57	0	0	0	0	0	0
Oakville	129	0	0	0	43	0	0	0
Durham Region	74	18	0	0	0	0	0	0
Ajax	45	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	17	6	0	0	0	0	0	0
Oshawa	12	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	12	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	514	257	0	0	10,142	318	226	177
Oshawa CMA	29	18	0	0	0	0	0	0
Greater Toronto Area (GTA)	561	283	0	0	10,142	318	226	177

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	15	18	0	0	9,104	318	226	177
Toronto	4	4	0	0	5,619	318	42	177
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	597	0	0	0
North York	0	0	0	0	2,858	0	0	0
Scarborough	11	14	0	0	30	0	184	0
York	0	0	0	0	0	0	0	0
York Region	226	92	0	0	587	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	6	0	0	0	0	0	0
King Township	0	7	0	0	0	0	0	0
Markham	99	32	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	95	26	0	0	125	0	0	0
Vaughan	26	14	0	0	462	0	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	56	90	0	0	408	0	0	0
Brampton	0	81	0	0	103	0	0	0
Caledon	16	0	0	0	0	0	0	0
Mississauga	40	9	0	0	305	0	0	0
Halton Region	190	65	0	0	43	0	0	0
Burlington	18	8	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	43	57	0	0	0	0	0	0
Oakville	129	0	0	0	43	0	0	0
Durham Region	74	18	0	0	0	0	0	0
Ajax	45	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	17	6	0	0	0	0	0	0
Oshawa	12	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	12	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	514	257	0	0	10,142	318	226	177
Oshawa CMA	29	18	0	0	0	0	0	0
Greater Toronto Area (GTA)	561	283	0	0	10,142	318	226	177

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Toronto City	129	87	9,117	318	226	177	9,472	582
Toronto	40	24	5,619	318	42	177	5,701	519
East York	0	3	0	0	0	0	0	3
Etobicoke	16	12	597	0	0	0	613	12
North York	56	21	2,860	0	0	0	2,916	21
Scarborough	13	27	41	0	184	0	238	27
York	4	0	0	0	0	0	4	0
York Region	601	365	595	0	0	0	1,196	365
Aurora	34	0	0	0	0	0	34	0
East Gwillimbury	2	7	0	0	0	0	2	7
Georgina Township	31	19	0	0	0	0	31	19
King Township	18	45	0	0	0	0	18	45
Markham	235	115	0	0	0	0	235	115
Newmarket	5	50	0	0	0	0	5	50
Richmond Hill	137	55	125	0	0	0	262	55
Vaughan	113	52	470	0	0	0	583	52
Whitchurch-Stouffville	26	22	0	0	0	0	26	22
Peel Region	313	460	448	9	0	0	761	469
Brampton	254	360	103	0	0	0	357	360
Caledon	40	20	0	0	0	0	40	20
Mississauga	19	80	345	9	0	0	364	89
Halton Region	312	86	55	8	0	0	367	94
Burlington	17	7	12	8	0	0	29	15
Halton Hills	2	2	0	0	0	0	2	2
Milton	84	67	0	0	0	0	84	67
Oakville	209	10	43	0	0	0	252	10
Durham Region	235	86	15	12	0	0	250	98
Ajax	115	6	15	0	0	0	130	6
Brock	1	1	0	0	0	0	1	1
Clarington	64	29	0	0	0	0	64	29
Oshawa	33	20	0	0	0	0	33	20
Pickering	4	4	0	0	0	0	4	4
Scugog	3	5	0	0	0	0	3	5
Uxbridge	2	2	0	0	0	0	2	2
Whitby	13	19	0	12	0	0	13	31
Remainder of Toronto CMA	78	33	0	1	0	0	78	34
Bradford West Gwillimbury	30	18	0	0	0	0	30	18
Town of Mono	37	0	0	1	0	0	37	1
New Tecumseth	9	12	0	0	0	0	9	12
Orangeville	2	3	0	0	0	0	2	3
Toronto CMA	1,537	1,036	10,218	328	226	177	11,981	1,541
Oshawa CMA	110	68	0	12	0	0	110	80
Greater Toronto Area (GTA)	1,590	1,084	10,230	347	226	177	12,046	1,608

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - January 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	129	87	9,117	318	226	177	9,472	582
Toronto	40	24	5,619	318	42	177	5,701	519
East York	0	3	0	0	0	0	0	3
Etobicoke	16	12	597	0	0	0	613	12
North York	56	21	2,860	0	0	0	2,916	21
Scarborough	13	27	41	0	184	0	238	27
York	4	0	0	0	0	0	4	0
York Region	601	365	595	0	0	0	1,196	365
Aurora	34	0	0	0	0	0	34	0
East Gwillimbury	2	7	0	0	0	0	2	7
Georgina Township	31	19	0	0	0	0	31	19
King Township	18	45	0	0	0	0	18	45
Markham	235	115	0	0	0	0	235	115
Newmarket	5	50	0	0	0	0	5	50
Richmond Hill	137	55	125	0	0	0	262	55
Vaughan	113	52	470	0	0	0	583	52
Whitchurch-Stouffville	26	22	0	0	0	0	26	22
Peel Region	313	460	448	9	0	0	761	469
Brampton	254	360	103	0	0	0	357	360
Caledon	40	20	0	0	0	0	40	20
Mississauga	19	80	345	9	0	0	364	89
Halton Region	312	86	55	8	0	0	367	94
Burlington	17	7	12	8	0	0	29	15
Halton Hills	2	2	0	0	0	0	2	2
Milton	84	67	0	0	0	0	84	67
Oakville	209	10	43	0	0	0	252	10
Durham Region	235	86	15	12	0	0	250	98
Ajax	115	6	15	0	0	0	130	6
Brock	1	1	0	0	0	0	1	1
Clarington	64	29	0	0	0	0	64	29
Oshawa	33	20	0	0	0	0	33	20
Pickering	4	4	0	0	0	0	4	4
Scugog	3	5	0	0	0	0	3	5
Uxbridge	2	2	0	0	0	0	2	2
Whitby	13	19	0	12	0	0	13	31
Remainder of Toronto CMA	78	33	0	1	0	0	78	34
Bradford West Gwillimbury	30	18	0	0	0	0	30	18
Town of Mono	37	0	0	1	0	0	37	1
New Tecumseth	9	12	0	0	0	0	9	12
Orangeville	2	3	0	0	0	0	2	3
Toronto CMA	1,537	1,036	10,218	328	226	177	11,981	1,541
Oshawa CMA	110	68	0	12	0	0	110	80
Greater Toronto Area (GTA)	1,590	1,084	10,230	347	226	177	12,046	1,608

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
January 2015	0	0.0	1	1.6	0	0.0	1	1.6	61	96.8	63	2,100,000	2,006,428
January 2014	0	0.0	1	1.4	0	0.0	12	16.7	59	81.9	72	1,022,000	1,337,460
Year-to-date 2015	0	0.0	1	1.6	0	0.0	1	1.6	61	96.8	63	2,100,000	2,006,428
Year-to-date 2014	0	0.0	1	1.4	0	0.0	12	16.7	59	81.9	72	1,022,000	1,337,460
Toronto													
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	970,000	1,274,625
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	970,000	1,274,625
East York													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Etobicoke													
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,980,000	2,114,118
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,220,000	1,385,650
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,980,000	2,114,118
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,220,000	1,385,650
North York													
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	2,475,000	2,419,667
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,875,000	1,977,994
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	2,475,000	2,419,667
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,875,000	1,977,994
Scarborough													
January 2015	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--
January 2014	0	0.0	1	5.9	0	0.0	12	70.6	4	23.5	17	716,000	742,612
Year-to-date 2015	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--
Year-to-date 2014	0	0.0	1	5.9	0	0.0	12	70.6	4	23.5	17	716,000	742,612
York													
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
January 2015	18	5.3	13	3.8	45	13.3	70	20.6	193	56.9	339	853,990	901,698
January 2014	23	9.8	15	6.4	27	11.5	61	26.0	109	46.4	235	794,990	877,182
Year-to-date 2015	18	5.3	13	3.8	45	13.3	70	20.6	193	56.9	339	853,990	901,698
Year-to-date 2014	23	9.8	15	6.4	27	11.5	61	26.0	109	46.4	235	794,990	877,182
Aurora													
January 2015	0	0.0	0	0.0	3	8.8	4	11.8	27	79.4	34	875,900	972,539
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	3	8.8	4	11.8	27	79.4	34	875,900	972,539
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
East Gwillimbury													
January 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2014	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Georgina Township													
January 2015	15	60.0	4	16.0	0	0.0	2	8.0	4	16.0	25	394,990	541,543
January 2014	11	84.6	0	0.0	0	0.0	1	7.7	1	7.7	13	369,990	426,067
Year-to-date 2015	15	60.0	4	16.0	0	0.0	2	8.0	4	16.0	25	394,990	541,543
Year-to-date 2014	11	84.6	0	0.0	0	0.0	1	7.7	1	7.7	13	369,990	426,067
King Township													
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,120,990	1,107,573
January 2014	0	0.0	0	0.0	1	2.9	7	20.0	27	77.1	35	848,990	929,130
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,120,990	1,107,573
Year-to-date 2014	0	0.0	0	0.0	1	2.9	7	20.0	27	77.1	35	848,990	929,130
Markham													
January 2015	0	0.0	1	1.0	17	16.8	34	33.7	49	48.5	101	785,880	898,023
January 2014	0	0.0	0	0.0	3	4.8	20	31.7	40	63.5	63	879,880	1,104,020
Year-to-date 2015	0	0.0	1	1.0	17	16.8	34	33.7	49	48.5	101	785,880	898,023
Year-to-date 2014	0	0.0	0	0.0	3	4.8	20	31.7	40	63.5	63	879,880	1,104,020
Newmarket													
January 2015	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
January 2014	8	18.6	13	30.2	12	27.9	10	23.3	0	0.0	43	569,900	555,980
Year-to-date 2015	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2014	8	18.6	13	30.2	12	27.9	10	23.3	0	0.0	43	569,900	555,980
Richmond Hill													
January 2015	1	2.5	0	0.0	2	5.0	10	25.0	27	67.5	40	935,445	950,740
January 2014	0	0.0	0	0.0	1	3.4	10	34.5	18	62.1	29	832,990	1,116,818
Year-to-date 2015	1	2.5	0	0.0	2	5.0	10	25.0	27	67.5	40	935,445	950,740
Year-to-date 2014	0	0.0	0	0.0	1	3.4	10	34.5	18	62.1	29	832,990	1,116,818
Vaughan													
January 2015	0	0.0	2	2.3	9	10.5	9	10.5	66	76.7	86	902,990	1,023,732
January 2014	0	0.0	0	0.0	4	12.5	6	18.8	22	68.8	32	904,945	917,675
Year-to-date 2015	0	0.0	2	2.3	9	10.5	9	10.5	66	76.7	86	902,990	1,023,732
Year-to-date 2014	0	0.0	0	0.0	4	12.5	6	18.8	22	68.8	32	904,945	917,675
Whitchurch-Stouffville													
January 2015	0	0.0	6	22.2	14	51.9	7	25.9	0	0.0	27	604,990	609,943
January 2014	0	0.0	1	6.7	6	40.0	7	46.7	1	6.7	15	659,900	708,052
Year-to-date 2015	0	0.0	6	22.2	14	51.9	7	25.9	0	0.0	27	604,990	609,943
Year-to-date 2014	0	0.0	1	6.7	6	40.0	7	46.7	1	6.7	15	659,900	708,052

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
January 2015	0	0.0	30	14.8	72	35.5	58	28.6	43	21.2	203	645,990	734,846
January 2014	19	7.3	86	32.8	60	22.9	80	30.5	17	6.5	262	597,445	615,710
Year-to-date 2015	0	0.0	30	14.8	72	35.5	58	28.6	43	21.2	203	645,990	734,846
Year-to-date 2014	19	7.3	86	32.8	60	22.9	80	30.5	17	6.5	262	597,445	615,710
Brampton													
January 2015	0	0.0	28	17.7	62	39.2	51	32.3	17	10.8	158	634,490	658,859
January 2014	18	8.2	79	35.9	53	24.1	55	25.0	15	6.8	220	583,445	602,146
Year-to-date 2015	0	0.0	28	17.7	62	39.2	51	32.3	17	10.8	158	634,490	658,859
Year-to-date 2014	18	8.2	79	35.9	53	24.1	55	25.0	15	6.8	220	583,445	602,146
Caledon													
January 2015	0	0.0	2	7.7	10	38.5	7	26.9	7	26.9	26	687,900	735,115
January 2014	1	5.0	7	35.0	7	35.0	3	15.0	2	10.0	20	556,900	600,155
Year-to-date 2015	0	0.0	2	7.7	10	38.5	7	26.9	7	26.9	26	687,900	735,115
Year-to-date 2014	1	5.0	7	35.0	7	35.0	3	15.0	2	10.0	20	556,900	600,155
Mississauga													
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,250,000	1,366,363
January 2014	0	0.0	0	0.0	0	0.0	22	100.0	0	0.0	22	769,900	765,491
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,250,000	1,366,363
Year-to-date 2014	0	0.0	0	0.0	0	0.0	22	100.0	0	0.0	22	769,900	765,491
Halton Region													
January 2015	1	0.8	24	18.9	14	11.0	33	26.0	55	43.3	127	760,000	1,041,651
January 2014	1	5.3	0	0.0	6	31.6	3	15.8	9	47.4	19	650,000	1,385,309
Year-to-date 2015	1	0.8	24	18.9	14	11.0	33	26.0	55	43.3	127	760,000	1,041,651
Year-to-date 2014	1	5.3	0	0.0	6	31.6	3	15.8	9	47.4	19	650,000	1,385,309
Burlington													
January 2015	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	1,300,000	1,509,998
January 2014	1	14.3	0	0.0	3	42.9	0	0.0	3	42.9	7	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	1,300,000	1,509,998
Year-to-date 2014	1	14.3	0	0.0	3	42.9	0	0.0	3	42.9	7	--	--
Halton Hills													
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Milton													
January 2015	0	0.0	24	64.9	13	35.1	0	0.0	0	0.0	37	529,990	541,433
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	24	64.9	13	35.1	0	0.0	0	0.0	37	529,990	541,433
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Oakville													
January 2015	1	1.3	0	0.0	1	1.3	29	37.7	46	59.7	77	898,990	1,212,946
January 2014	0	0.0	0	0.0	3	30.0	3	30.0	4	40.0	10	650,000	1,566,000
Year-to-date 2015	1	1.3	0	0.0	1	1.3	29	37.7	46	59.7	77	898,990	1,212,946
Year-to-date 2014	0	0.0	0	0.0	3	30.0	3	30.0	4	40.0	10	650,000	1,566,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
January 2015	78	44.6	44	25.1	25	14.3	19	10.9	9	5.1	175	471,100	506,900
January 2014	27	37.5	22	30.6	11	15.3	8	11.1	4	5.6	72	483,490	510,494
Year-to-date 2015	78	44.6	44	25.1	25	14.3	19	10.9	9	5.1	175	471,100	506,900
Year-to-date 2014	27	37.5	22	30.6	11	15.3	8	11.1	4	5.6	72	483,490	510,494
Ajax													
January 2015	29	33.0	19	21.6	20	22.7	17	19.3	3	3.4	88	540,000	545,664
January 2014	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2015	29	33.0	19	21.6	20	22.7	17	19.3	3	3.4	88	540,000	545,664
Year-to-date 2014	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
Brock													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
January 2015	33	71.7	9	19.6	2	4.3	1	2.2	1	2.2	46	383,695	420,383
January 2014	9	47.4	4	21.1	4	21.1	2	10.5	0	0.0	19	480,490	448,136
Year-to-date 2015	33	71.7	9	19.6	2	4.3	1	2.2	1	2.2	46	383,695	420,383
Year-to-date 2014	9	47.4	4	21.1	4	21.1	2	10.5	0	0.0	19	480,490	448,136
Oshawa													
January 2015	10	47.6	8	38.1	2	9.5	0	0.0	1	4.8	21	456,990	470,389
January 2014	15	75.0	5	25.0	0	0.0	0	0.0	0	0.0	20	404,990	401,768
Year-to-date 2015	10	47.6	8	38.1	2	9.5	0	0.0	1	4.8	21	456,990	470,389
Year-to-date 2014	15	75.0	5	25.0	0	0.0	0	0.0	0	0.0	20	404,990	401,768
Pickering													
January 2015	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
January 2014	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Year-to-date 2015	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Scugog													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
January 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Whitby													
January 2015	4	28.6	7	50.0	1	7.1	0	0.0	2	14.3	14	498,990	564,706
January 2014	2	9.5	9	42.9	4	19.0	3	14.3	3	14.3	21	544,990	596,507
Year-to-date 2015	4	28.6	7	50.0	1	7.1	0	0.0	2	14.3	14	498,990	564,706
Year-to-date 2014	2	9.5	9	42.9	4	19.0	3	14.3	3	14.3	21	544,990	596,507

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
January 2015	20	25.6	15	19.2	24	30.8	19	24.4	0	0.0	78	597,490	560,348
January 2014	34	97.1	0	0.0	0	0.0	1	2.9	0	0.0	35	384,990	391,409
Year-to-date 2015	20	25.6	15	19.2	24	30.8	19	24.4	0	0.0	78	597,490	560,348
Year-to-date 2014	34	97.1	0	0.0	0	0.0	1	2.9	0	0.0	35	384,990	391,409
Bradford West Gwillimbury													
January 2015	11	36.7	15	50.0	3	10.0	1	3.3	0	0.0	30	457,490	479,490
January 2014	18	100.0	0	0.0	0	0.0	0	0.0	0	0.0	18	396,990	386,934
Year-to-date 2015	11	36.7	15	50.0	3	10.0	1	3.3	0	0.0	30	457,490	479,490
Year-to-date 2014	18	100.0	0	0.0	0	0.0	0	0.0	0	0.0	18	396,990	386,934
Town of Mono													
January 2015	1	2.7	0	0.0	20	54.1	16	43.2	0	0.0	37	649,990	655,396
January 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	1	2.7	0	0.0	20	54.1	16	43.2	0	0.0	37	649,990	655,396
Year-to-date 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
New Tecumseth													
January 2015	7	77.8	0	0.0	1	11.1	1	11.1	0	0.0	9	--	--
January 2014	11	91.7	0	0.0	0	0.0	1	8.3	0	0.0	12	370,990	396,157
Year-to-date 2015	7	77.8	0	0.0	1	11.1	1	11.1	0	0.0	9	--	--
Year-to-date 2014	11	91.7	0	0.0	0	0.0	1	8.3	0	0.0	12	370,990	396,157
Orangeville													
January 2015	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
January 2014	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2015	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2014	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Toronto CMA													
January 2015	70	7.8	103	11.5	175	19.6	195	21.8	350	39.2	893	717,880	887,152
January 2014	77	12.3	106	16.9	93	14.8	160	25.5	192	30.6	628	690,995	800,699
Year-to-date 2015	70	7.8	103	11.5	175	19.6	195	21.8	350	39.2	893	717,880	887,152
Year-to-date 2014	77	12.3	106	16.9	93	14.8	160	25.5	192	30.6	628	690,995	800,699
Oshawa CMA													
January 2015	47	58.0	24	29.6	5	6.2	1	1.2	4	4.9	81	420,990	458,292
January 2014	26	43.3	18	30.0	8	13.3	5	8.3	3	5.0	60	474,995	484,610
Year-to-date 2015	47	58.0	24	29.6	5	6.2	1	1.2	4	4.9	81	420,990	458,292
Year-to-date 2014	26	43.3	18	30.0	8	13.3	5	8.3	3	5.0	60	474,995	484,610
Greater Toronto Area													
January 2015	97	10.7	112	12.3	156	17.2	181	20.0	361	39.8	907	718,880	884,511
January 2014	70	10.6	124	18.8	104	15.8	164	24.8	198	30.0	660	686,445	798,223
Year-to-date 2015	97	10.7	112	12.3	156	17.2	181	20.0	361	39.8	907	718,880	884,511
Year-to-date 2014	70	10.6	124	18.8	104	15.8	164	24.8	198	30.0	660	686,445	798,223

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2015

Submarket	Jan 2015	Jan 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	2,006,428	1,337,460	50.0	2,006,428	1,337,460	50.0
Toronto	--	1,274,625	n/a	--	1,274,625	n/a
East York	--	--	n/a	--	--	n/a
Etobicoke	2,114,118	1,385,650	52.6	2,114,118	1,385,650	52.6
North York	2,419,667	1,977,994	22.3	2,419,667	1,977,994	22.3
Scarborough	--	742,612	n/a	--	742,612	n/a
York	--	--	n/a	--	--	n/a
York Region	901,698	877,182	2.8	901,698	877,182	2.8
Aurora	972,539	--	n/a	972,539	--	n/a
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	541,543	426,067	27.1	541,543	426,067	27.1
King Township	1,107,573	929,130	19.2	1,107,573	929,130	19.2
Markham	898,023	1,104,020	-18.7	898,023	1,104,020	-18.7
Newmarket	--	555,980	n/a	--	555,980	n/a
Richmond Hill	950,740	1,116,818	-14.9	950,740	1,116,818	-14.9
Vaughan	1,023,732	917,675	11.6	1,023,732	917,675	11.6
Whitchurch-Stouffville	609,943	708,052	-13.9	609,943	708,052	-13.9
Peel Region	734,846	615,710	19.3	734,846	615,710	19.3
Brampton	658,859	602,146	9.4	658,859	602,146	9.4
Caledon	735,115	600,155	22.5	735,115	600,155	22.5
Mississauga	1,366,363	765,491	78.5	1,366,363	765,491	78.5
Halton Region	1,041,651	1,385,309	-24.8	1,041,651	1,385,309	-24.8
Burlington	1,509,998	--	n/a	1,509,998	--	n/a
Halton Hills	--	--	n/a	--	--	n/a
Milton	541,433	--	n/a	541,433	--	n/a
Oakville	1,212,946	1,566,000	-22.5	1,212,946	1,566,000	-22.5
Durham Region	506,900	510,494	-0.7	506,900	510,494	-0.7
Ajax	545,664	--	n/a	545,664	--	n/a
Brock	--	--	n/a	--	--	n/a
Clarington	420,383	448,136	-6.2	420,383	448,136	-6.2
Oshawa	470,389	401,768	17.1	470,389	401,768	17.1
Pickering	--	--	n/a	--	--	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	--	n/a
Whitby	564,706	596,507	-5.3	564,706	596,507	-5.3
Remainder of Toronto CMA	560,348	391,409	43.2	560,348	391,409	43.2
Bradford West Gwillimbury	479,490	386,934	23.9	479,490	386,934	23.9
Town of Mono	655,396	--	n/a	655,396	--	n/a
New Tecumseth	--	396,157	n/a	--	396,157	n/a
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	887,152	800,699	10.8	887,152	800,699	10.8
Oshawa CMA	458,292	484,610	-5.4	458,292	484,610	-5.4
Greater Toronto Area (GTA)	884,511	798,223	10.8	884,511	798,223	10.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
January 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	4,135	-5.5	7,078	8,822	11,832	59.8	526,528	9.1	549,150
	February	5,731	-0.5	7,121	10,897	12,860	55.4	553,193	8.3	548,004
	March	8,081	4.1	7,177	14,829	12,707	56.5	557,684	7.3	549,147
	April	9,706	-1.1	7,529	17,351	13,424	56.1	577,898	9.8	554,876
	May	11,079	8.8	8,071	18,931	13,422	60.1	585,204	7.9	558,494
	June	10,180	12.3	8,076	16,735	13,518	59.7	568,953	7.1	557,247
	July	9,198	7.7	8,059	15,187	13,658	59.0	550,700	7.3	562,698
	August	7,600	0.4	8,187	11,733	13,173	62.1	546,303	8.6	569,484
	September	8,051	8.6	8,190	15,692	13,093	62.6	573,676	7.5	574,023
	October	8,552	6.9	8,176	13,476	13,357	61.2	587,505	9.0	580,138
	November	6,519	2.0	7,953	8,789	12,809	62.1	577,936	7.2	578,862
	December	4,446	9.0	7,659	4,448	13,036	58.8	556,602	7.0	580,059
2015	January	4,355	5.3	7,666	9,596	13,282	57.7	552,575	4.9	575,916
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	17,947	0.3		34,548			549,072	8.1	
	Q1 2015	N/A			N/A			N/A		
	YTD 2014	4,135	-5.5		8,822			526,528	9.1	
	YTD 2015	4,355	5.3		9,596			552,575	4.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
January 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	459	-5.9	769	791	1,016	75.7	392,353	18.4	396,821
	February	593	-17.2	676	1,002	1,089	62.1	370,120	6.2	372,600
	March	900	0.1	770	1,488	1,180	65.3	376,923	8.7	377,172
	April	1,090	-4.8	828	1,631	1,242	66.6	386,589	9.4	377,776
	May	1,268	13.0	930	1,738	1,254	74.2	387,382	9.1	380,437
	June	1,109	7.9	891	1,554	1,303	68.4	393,461	9.7	384,700
	July	1,063	12.1	950	1,479	1,419	67.0	393,111	9.5	387,656
	August	868	-3.1	868	1,142	1,182	73.4	386,036	8.1	387,847
	September	930	15.7	967	1,382	1,250	77.3	397,776	13.1	397,766
	October	929	6.8	927	1,194	1,239	74.8	390,725	8.5	394,153
	November	690	1.6	831	840	1,158	71.7	398,712	8.3	400,790
	December	444	4.7	854	412	1,186	72.0	384,405	7.7	401,083
2015	January	487	6.1	824	818	1,060	77.7	409,814	4.5	414,352
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	1,952	-7.2		3,281			378,485	10.1	
	Q1 2015	N/A			N/A			N/A		
	YTD 2014	459	-5.9		791			392,353	18.4	
	YTD 2015	487	6.1		818			409,813	4.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
January 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79			3,071	7.8	65.8	946
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
January 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79			207.3	6.8	69.8	960
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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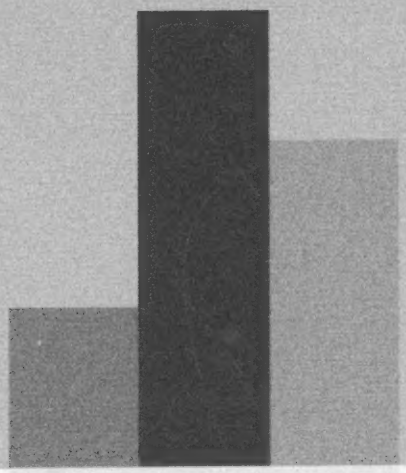

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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- Housing Now, Canada
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